

*NEW CONSTRUCTION*

**FOR LEASE**



## 22 COMMERCE CENTER

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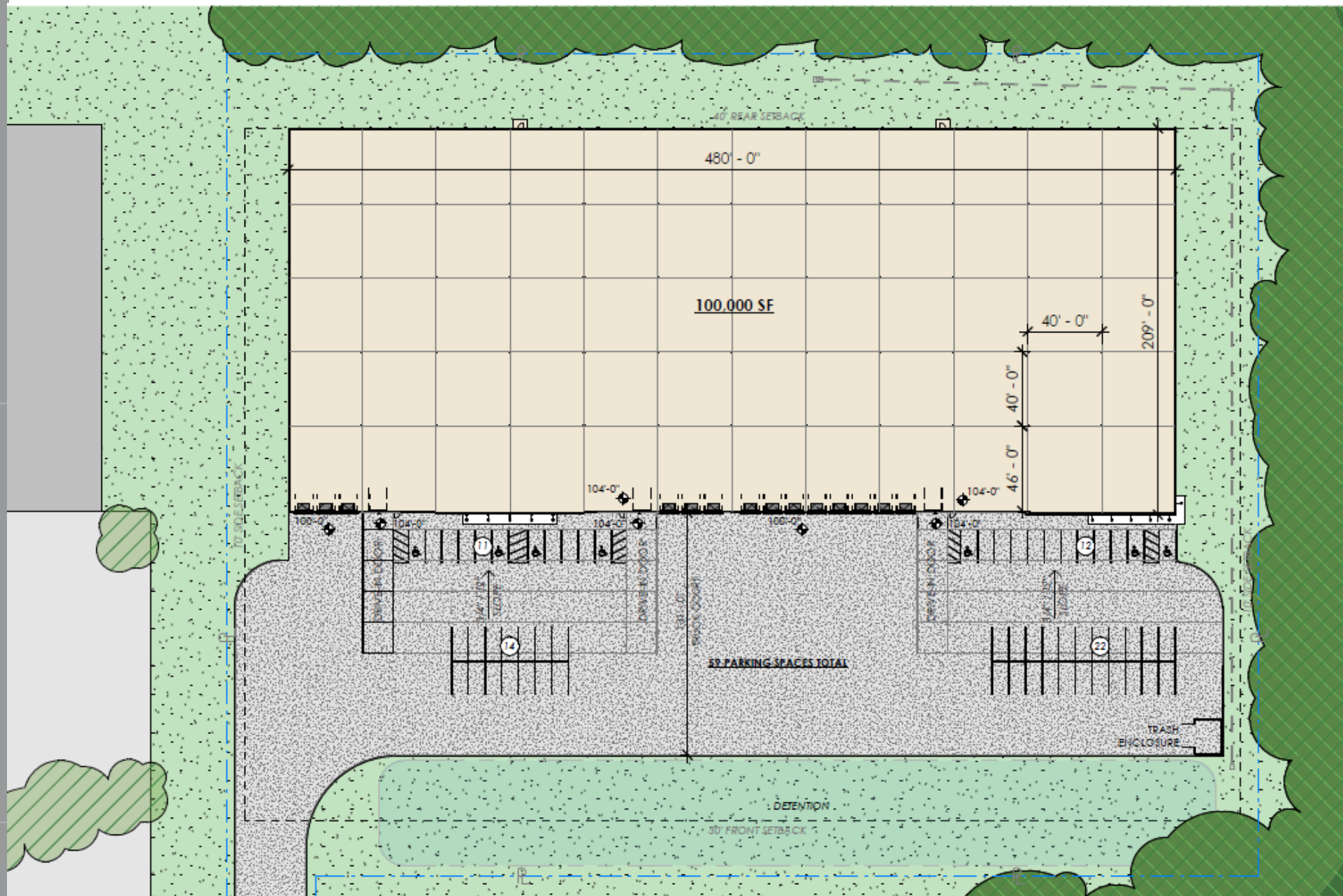


COMMERCIAL REAL ESTATE SERVICES

# SITE PLAN – CONCEPT 1

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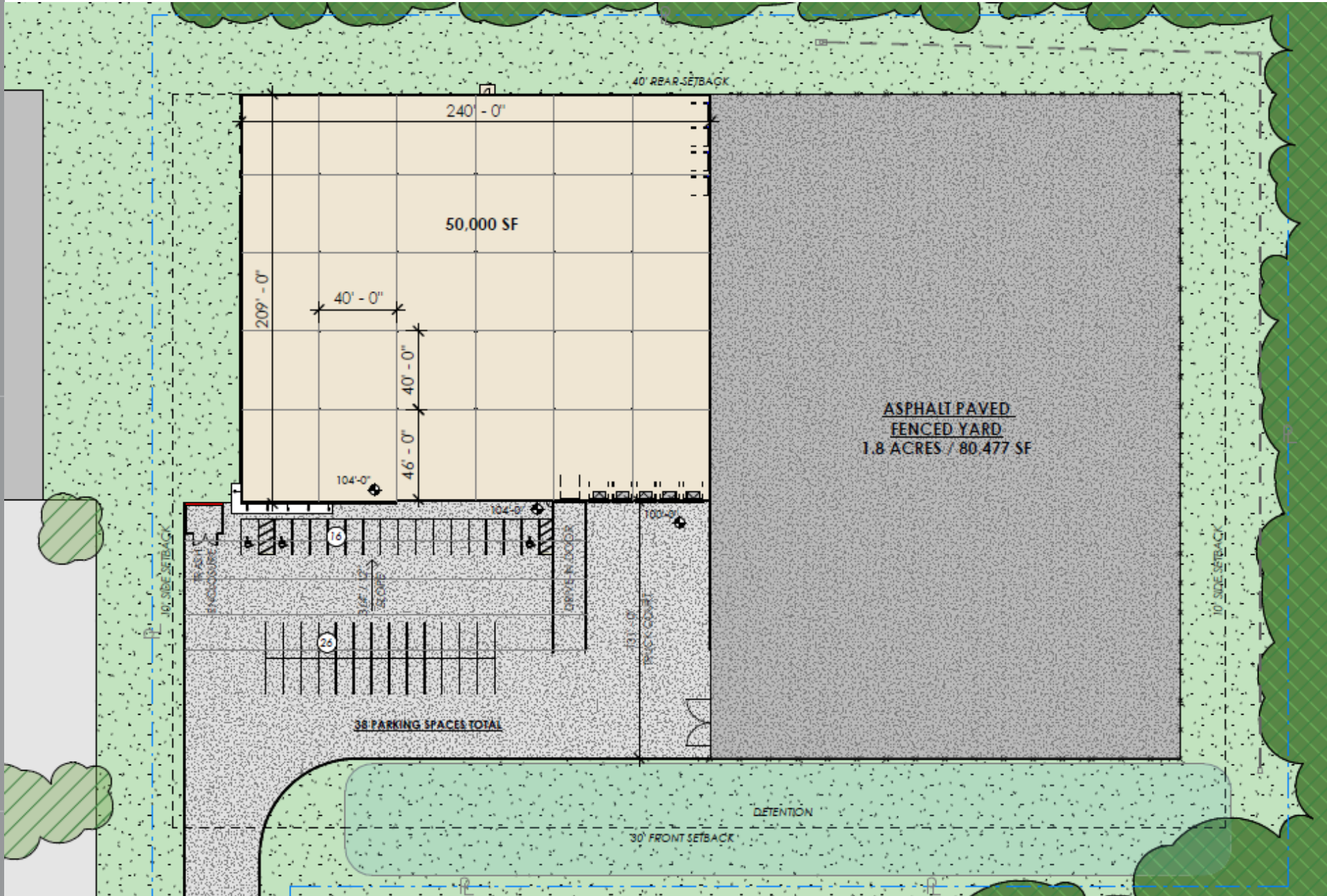
22 COMMERCE CENTER



# SITE PLAN – CONCEPT 2

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# SPECIFICATIONS

## CONCEPT 1

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- 100,000 SF
- Divisible to  $\pm 20,000$  SF
- Office BTS
- 28' Clear
- 9 Dock Doors with 35,000 lb. Levelers  
(Knock outs for 5 Additional Dock Doors)
- 3 Grade Level 12' x 14' Drive-in Doors
- 59 Car Parking
- ESFR Sprinkler
- High Bay LED Lighting
- **Ask Agent for Details**

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## CONCEPT 2

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- 50,000 SF
- $\pm 1.8$  Acres Paved, Fenced Outside Storage
- Office BTS
- 28' Clear
- 3 Dock Doors with 35,000 lb. Levelers  
(Knock outs for 2 Additional Dock Doors)
- 2 Grade Level 12' x 14' Drive-in Doors  
(Knock outs for 3 Additional Drive-In Doors)
- 42 Car Parking
- ESFR Sprinkler
- High Bay LED Lighting
- **Ask Agent for Details**

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# AERIAL MAP

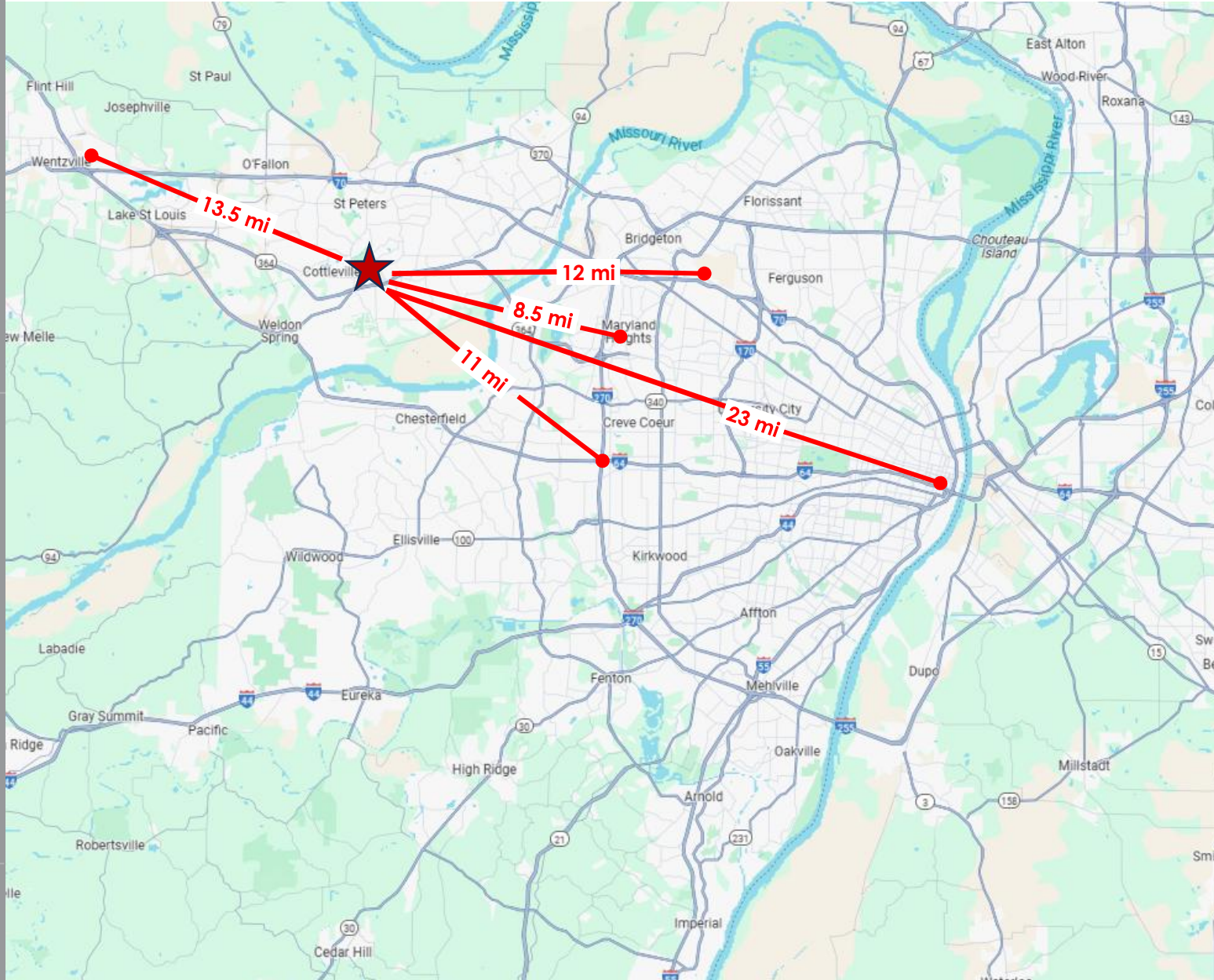
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# St. Louis Metro Map




 **Airport**  
12 mi

 **CBD**  
23 mi

 **GM Plant**  
13.5 mi

 **WESTPORT**  
8.5 mi

 **I-64 / I-270**  
11 mi

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# CONTACT INFORMATION

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**FOR MORE INFORMATION PLEASE CONTACT:**

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